

NEED OFF-BASE HOUSING



THE HOUSING REFERRAL OFFICE
IS YOUR GUIDE

THE OFF-BASE HOUSING REFERRAL OFFICE PROVIDES . . .

. . . a service for military personnel and their families who are moving to new areas. Housing Referral Offices (HRO's), located on or near bases, maintain a complete, up-to-date listing of available housing in the area.



HOW HRO ASSISTS YOU

The HRO is your guide to the most suitable off-base housing for your personal needs. Individual counseling and personal attention to your specific needs enable you to choose wisely from the various types of housing available. As a serviceman with two children, for example, you may want a two- or three-bedroom apartment. The HRO matches your requirements and preferences as closely as possible to the list of available apartments.

HRO services also include:

1. A complete, up-to-date file of apartments, trailer courts, and private homes that are for rent *plus* the prices you can expect to pay.
2. A current list of houses for sale.
3. Information and literature on temporary housing – motels, efficiency apartments, trailer spaces, etc.
4. Special maps showing school district boundaries, location of churches, shopping centers, and other places of interest, are on display in your HRO.
5. Local street maps are available to help you determine driving distances, and location of schools, churches, recreational areas, etc.
6. Courteous HRO personnel can provide tips about the area.





HRO AND FAIR HOUSING

The Federal Fair Housing Law (Title VII of the Civil Rights Act of 1968) assures equal opportunity to every person in the United States to choose housing suited to his needs and financial ability. This law sustains the Department of Defense policy of non-discrimination in housing, both on-base and off-base. Since their establishment in 1967, the HRO's have sought to ensure fair housing for all servicemen. All owners of facilities listed with HRO have agreed to rent or to sell to all military personnel without discrimination.

Most owners have cooperated with the HRO's in offering fair housing. A small number, however, have not. Owners of apartments (five units or more) and trailer courts which discriminate have been placed on restricted lists. Property may not be rented or leased from such owners. Avoiding unfair housing helps to ensure equal treatment for all servicemen.

A few owners fail to honor their agreement to sell or rent without discrimination. When the time comes to rent or sell to someone they consider undesirable, they may present a variety of doubtful excuses. Obviously, there are legitimate restrictions which any owner may enforce, such as no pets, a limited number of children in a small apartment, one family to an apartment, or sufficient earnings to cover a high rental fee. Owners seeking to discriminate, however, may offer vague answers to questions, declare they have "nothing available," or the apartment one has made an appointment to see has "just been rented." If discrimination seems evident, a report should be made to the HRO.

Housing discrimination complaints

Any serviceman who believes he has been discriminated against in housing may take *any* of the following steps:

1. File a complaint through command channels, starting with the HRO. State the facts in the case. The complaint must be made within 180 days of the occurrence. The problem can often be resolved at this level.
2. File a complaint directly to the Secretary of Housing and Urban Development, using HUD Form 903 (2/69) which is available at the HRO.
3. Go directly to court, even if a complaint has not been filed with HUD or the military command.



CONTACT YOUR HRO

To get up-to-the minute information about off-base housing, check with your Housing Referral Office.

The HRO is open during normal working hours. During non-working hours, the duty officer at the headquarters of your new base will provide housing assistance and regulations.

You may, of course, find your own accommodations. But HRO assistance can often save you money and possible later inconvenience should you be unaware of the regulations governing off-base housing.

AN IMPORTANT NOTE

Once you have found quarters, return your location card to the HRO. Your records will then be accurate and you'll be safeguarded against possible difficulties that may be encountered in a military tenant-civilian landlord relationship. Be sure to report any such problems to your HRO.



REMEMBER

You must report to the HRO at your new station. The Housing Referral Office is there to serve you. Let it help you find suitable housing and bridge the difficult period of reporting to your new station.